

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	MYSTIC ST, ARLINGTON

OWNERSHIP

Owner 1:	MEGUERDITCHIAN RICHARD
Owner 2:	
Owner 3:	
Street 1:	635 MASS AVE UNIT 10
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 19,112 Sq. Ft. of land mainly classified as Parking Lot

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	T	TRANSP	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
337	Parking Lot		19112	28,663	Sq. Ft.	Site		0	43.25	0.58	CG			Shape	-50					477,738						477,700	

Total AC/HA:	0.43875	Total SF/SM:	19112	Parcel LUC:	337	Parking Lot	Prime NB Desc:	COMM GD	Total:	477,738	Spl Credit		Total:	477,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
337	19112.000		26,100	477,700	503,800		35287
							GIS Ref
							GIS Ref
Total Card	0.439		26,100	477,700	503,800	Entered Lot Size	
Total Parcel	0.439		26,100	477,700	503,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	337	FV		26100	19,112.	469,500	495,600	495,600	Year End Roll	12/18/2019
2019	337	FV		27100	19,112.	441,800	468,900	468,900	Year End Roll	1/3/2019
2018	337	FV		27100	19,112.	386,600	413,700	413,700	Year End Roll	12/20/2017
2017	337	FV		27100	19,112.	303,800	330,900	330,900	Year End Roll	1/3/2017
2016	337	FV		27100	19,112.	303,800	330,900	330,900	Year End	1/4/2016
2015	337	FV		27900	19,112.	276,100	304,000	304,000	Year End Roll	12/11/2014
2014	337	FV		27900	19,112.	276,100	304,000	304,000	Year End Roll	12/16/2013
2013	337	FV		27900	19,112.	276,100	304,000	304,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16469-534		10/1/1985	Foreclosure	1,350,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2009	Meas/Inspect	197	PATRIOT
10/25/2000	Hearing N/C	163	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	35287
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

AssessPro Patriot Properties, Inc